055.0	0001	0010.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	338,600 / 338,600
					USE VALUE:	338,600 / 338,600
					ASSESSED:	338,600 / 338,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHILLEMI JUSTIN P
Owner 2:	
Owner 3:	
Street 1:	54A CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NIGRO SAMUEL J TRS--ETAL -
Owner 2:	NIGRO RONALD A -
Street 1:	43 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,846 Sq. Ft. of land mainly classified as Factory with a Industrial Building built about 1990, having primarily Correg Steel Exterior and 2000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
400	5846.000	76,900		261,700	338,600
Total Card	0.134	76,900		261,700	338,600
Total Parcel	0.134	76,900		261,700	338,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 169.30 | /Parcel: 169.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36632

GIS Ref

GIS Ref

Insp Date 11/10/18

!4427!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	400	FV	76,900	0	5,846.	257,400	334,300	334,300	Year End Roll	12/18/2019
2019	400	FV	72,100	0	5,846.	227,400	299,500	299,500	Year End Roll	1/3/2019
2018	400	FV	72,100	0	5,846.	227,400	299,500	299,500	Year End Roll	12/20/2017
2017	400	FV	72,100	0	5,846.	227,400	299,500	299,500	Year End Roll	1/3/2017
2016	400	FV	72,100	0	5,846.	227,400	299,500	299,500	Year End	1/4/2016
2015	400	FV	64,400	0	5,846.	205,900	270,300	270,300	Year End Roll	12/11/2014
2014	400	FV	64,400	0	5,846.	205,900	270,300	270,300	Year End Roll	12/16/2013
2013	400	FV	64,400	0	5,846.	205,900	270,300	270,300		12/13/2012

PRINT

Date	Time
12/10/20	19:27:14

LAST REV

Date	Time
03/23/20	08:20:52
danam	
4427	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIGRO SAMUEL J	54025-89		12/21/2009		300,000	No	No		
	15589-79		5/1/1984		1	No	No		G

USER DEFINED

Prior Id # 1:	36632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	30	Addition	80,000					
7/18/2013	1099	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	CC	Chris C
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/13/2009	Measured	197	PATRIOT
4/25/2000	Measured	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		5846		Sq. Ft.	Site		0	15.25	2.94	CF									261,694						261,700	

Total AC/HA: 0.13421 | Total SF/SM: 5846 | Parcel LUC: 400 | Factory | Prime NB Desc: COMM FR | Total: 261,694 | Spl Credit | Total: 261,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	34 - Industrial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	18 - Correg Steel		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	9 - Metal		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23.2	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.88418645
Adj $ / SQ:	48.807
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	100114
Depreciation:	23226
Depreciated Total:	76888

COMMENTS

VACANT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	1	

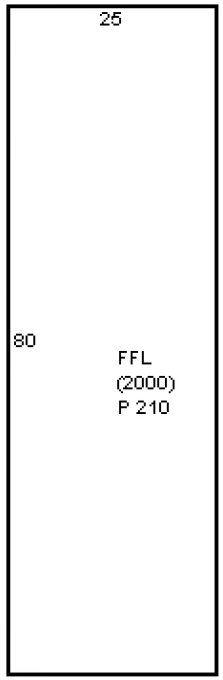
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,000	48.810	97,614

Net Sketched Area:	2,000		Total:	97,614	
Size Ad	2000	Gross Are	2000	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	48.81
Special Features:	0	Val/Su Net:	38.45
Final Total:	76900	Val/Su SzAd	38.45

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

055.0-0001-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: